

Z2016-035 - SUP FOR ROCKWALL CCA
 ZONING - LOCATION MAP =

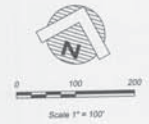
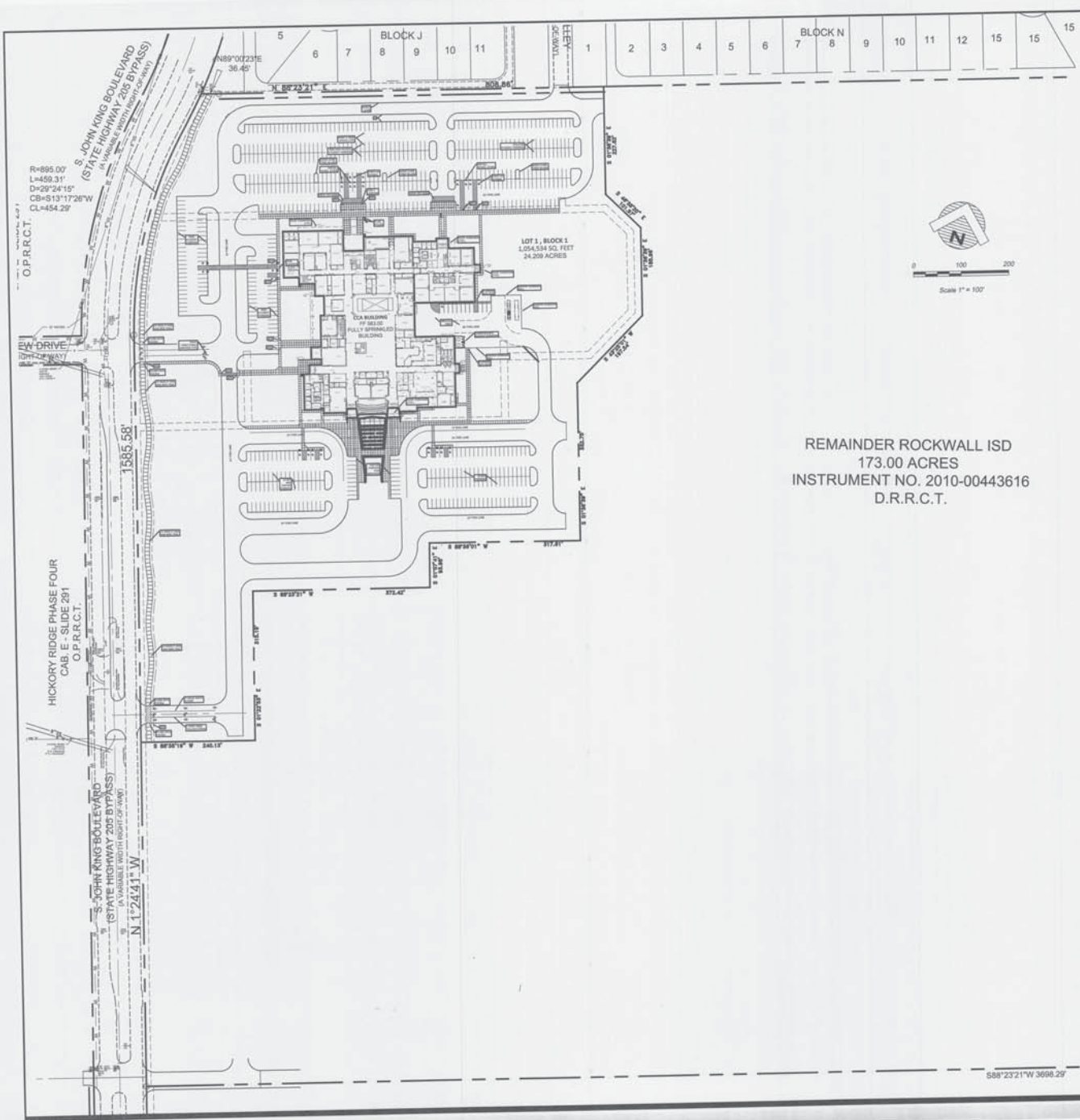


City of Rockwall

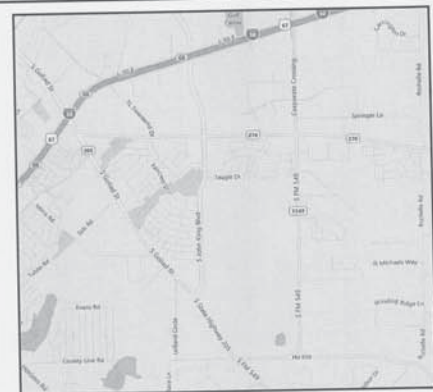
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





REMAINDER ROCKWALL ISD
 173.00 ACRES
 INSTRUMENT NO. 2010-00443616
 D.R.R.C.T.



Location Map

PROPERTY DESCRIPTION

WHEREAS, ROCKWALL INDEPENDENT SCHOOL DISTRICT IS THE OWNER OF A TRACT OF LAND SITUATED IN THE W.L. BAIRD SURVEY, ABSTRACT NO. 28, ROCKWALL COUNTY, TEXAS, AND PART OF A 173.00 ACRE TRACT OF LAND CONVEYED TO ROCKWALL INDEPENDENT SCHOOL DISTRICT BY DEED AS RECORDED IN INSTRUMENT NO. 2010-00443616, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS) (A VARIABLE WIDTH R.O.W.), SAME POINT BEING THE NORTHEAST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE NORTH 86° 48' 51" EAST, ALONG THE NORTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 36.88 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 86° 17' 48" EAST, ALONG THE NORTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, PASSING THE SOUTHWEST CORNER OF LINDLAND FARMS, PHASE A, AN ADDITION TO THE CITY OF ROCKWALL, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, PAGE 153-156, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, A CONTRIBUTING FOR A TOTAL DISTANCE OF 89.88 FEET TO A POINT FOR CORNER;

THENCE GENERALLY IN A SOUTHERLY DIRECTION, AS FOLLOWS THE FOLLOWING COURSES AND DISTANCES:

- SOUTH 91° 38' 38" EAST, A DISTANCE OF 227.63 FEET TO A POINT FOR CORNER;
 - SOUTH 48° 38' 20" EAST, A DISTANCE OF 101.97 FEET TO A POINT FOR CORNER;
 - SOUTH 01° 38' 38" EAST, A DISTANCE OF 186.38 FEET TO A POINT FOR CORNER;
 - SOUTH 42° 28' 01" EAST, A DISTANCE OF 197.54 FEET TO A POINT FOR CORNER;
 - SOUTH 01° 38' 38" EAST, A DISTANCE OF 332.75 FEET TO A POINT FOR CORNER;
 - SOUTH 88° 58' 01" EAST, A DISTANCE OF 317.41 FEET TO A POINT FOR CORNER;
 - SOUTH 01° 29' 41" EAST, A DISTANCE OF 83.38 FEET TO A POINT FOR CORNER;
 - SOUTH 88° 22' 21" WEST, A DISTANCE OF 372.45 FEET TO A POINT FOR CORNER;
 - SOUTH 01° 22' 52" EAST, A DISTANCE OF 315.19 FEET TO A POINT FOR CORNER;
 - SOUTH 88° 58' 18" WEST, A DISTANCE OF 346.13 FEET TO A POINT FOR CORNER;
- SAME POINT BEING IN THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS);

THENCE NORTH 01° 35' 13" WEST, ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), A DISTANCE OF 89.75 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 86.50 FEET, A DELTA ANGLE OF 28° 24' 14", AND A CHORD BEARING AND DISTANCE OF NORTH 13° 04' 54" EAST, 454.28 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT AND ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), AN ARC DISTANCE OF 488.91 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 64° 17' 31", AND A CHORD BEARING AND DISTANCE OF NORTH 29° 40' 12" EAST, 75.39 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE LEFT AND ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), AN ARC DISTANCE OF 75.31 FEET TO THE PLACE OF BEGINNING AND CONTAINING 24,208 ACRES OF COMPLETED LAND.

Copyright © 2016, Huckabee & Associates, Inc.

Date	08/22/2016
Revision /	02/22/2016
1	
2	

DD TRACING SET
 85% CHECK SET

Project:
 ROCKWALL COCA
 FOR
 ROCKWALL I.S.D.
 ROCKWALL, TEXAS

DRAFT COPY ONLY

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PUBLIC REVIEW BY THE CITY OF ROCKWALL, TEXAS, ON October 13, 2016. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



SUP SITE PLAN	VOLUME
Sheet No.	CS
	1.0

GLENN ENGINEERING
 TEXAS REGISTRATION NUMBER: F-303
 PHONE 972-707-5151 FAX 972-707-2376
 105 DECKER COURT, SUITE 910
 IRVING, TEXAS 75039

Job No.	088-03
Drawn By	gsm
Date	10-12-2016